



## RESIDENTIAL BOARD OF ADJUSTMENT AGENDA

**Wednesday, August 15, 2018**

**Work Session 12:30 PM**

**Public Hearing 1:30 PM**

**200 Texas Street  
City Council Conference Room 290 /  
City Council Chamber 2<sup>nd</sup> Floor – City Hall  
Fort Worth, Texas 76102**

**For More Docket Information Visit:  
<http://fortworthtexas.gov/zoning/variances/cases>**

### BOARD MEMBERS:

J.R. Martinez	_____
Tony Perez, Chair	_____
Moiri Brown	_____
Joey Dixon, Vice-Chair	_____
Keishi High	_____
Tony DiNicola	_____
Courtney Holt	_____
Steve Epstein	_____
Amanda Schulte	_____

**I. 12:30 P.M. LUNCH/WORK SESSION City Council Conference Room 290**

**A. Review of Cases on Today's Agenda**

**II. 1:30 P.M. PUBLIC HEARING Council Chamber**

**A. Approval of Minutes of July 18, 2018 Hearing \_\_\_\_\_**

**B. Translation Cases**

**1. BAR-18-077 Juan F. Ibarra & Margarita de Jesus  
1021 East Ramsey Avenue**

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a carport that would encroach 5 feet into the required 5-foot side yard setback, creating a 0-foot side yard setback.



### C. Continued Cases

#### 2. BAR-18-064

**Richard Dickerson**

7400 Buttonwood Drive

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a second garage, where only 1 garage is allowed on a lot less than ½ acre.

#### 3. BAR-18-065

**Lonnie Folsom**

6053 Walnut Drive

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit an existing accessory structure on a lot without a primary use, where accessory structures are not allowed.
- b. Request a **VARIANCE** under the "A-5" One-Family District regulations to permit a 640 square-foot accessory structure, where 200 square feet is the maximum allowed, excessive by 440 square feet.

### D. New Cases

#### 4. BAR-18-072

**Heathcote Holdings Inc. by Josh Heathcote**

1909 Oakland Blvd.

- a. Request a **VARIANCE** in an "A-7.5" One-Family District to permit an existing shed that encroaches 3 feet into the required 5-foot rear-yard setback, creating a 2-foot, rear-yard setback.

#### 5. BAR-18-074

**Monica Perez by Grant Engineering Inc.**

5213 Turner Street

- a. Request a **VARIANCE** in an "A-7.5" One-Family District to permit the construction of a residence on a lot that is 50-feet wide at the building line, where 55 feet is the minimum required, deficient by 5 feet.

#### 6. BAR-18-075

**Germaine Ambres**

1001 Mesa Crest Drive

- a. Request a **SPECIAL EXCEPTION** under the "A-5" One-Family District regulations to permit the continued use of a 4-foot, solid fence located in the projected front yard.
- b. Request a **VARIANCE** under the "A-5" One-Family District regulations to permit the construction of an 8-foot, solid fence, in the projected front yard, when 4 feet is allowed by special exception, excessive by 4 feet.

#### 7. BAR-18-076

**DEMEC Investments by Townsite Company**

5332 Gordon Avenue

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a residence on a 3,681 square foot lot, where 5,000 square feet is the minimum required, deficient by 1,319 feet.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a residence on a lot that is 30 feet, 2-inches wide at the building line, where 50 feet is the minimum required, deficient by 19 feet, 10 inches.
- c. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a residence that would encroach 5 feet into the required 10-foot side yard setback, creating a 5-foot side yard setback.
- d. Request a **VARIANCE** in an "A-5" One-Family District to allow 0 parking spaces behind the building wall, when 2 parking spaces are required, deficient by 2 parking spaces.
- e. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a driveway with 56 percent front yard coverage, where 50 percent is the maximum allowed, excessive by 6 percent.



8. BAR-18-078

**Rhett Bennett by Baldwin Associates**  
3867 Bellaire Circle

- a. Request a **SPECIAL EXCEPTION** in an "A-43" One-Family District to permit the construction of a 5-foot front-yard, open-design fence with 5-foot columns.

### III. ADJOURNMENT

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#### **ASSISTANCE AT THE PUBLIC MEETINGS:**

Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail [ADA@FortWorthTexas.gov](mailto:ADA@FortWorthTexas.gov) at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

#### **ASISTENCIA DURANTE LA REUNION PUBLICA:**

El Edificio Municipal de la Ciudad de Fort Worth, City Hall, tiene acceso para silla de ruedas. Se solicita a las personas que planean asistir a esta reunión y que necesitan servicios de intérpretes o lectores/impresiones con letra grande que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad, llamando al teléfono (817) 392-8552 o por correo electrónico a [ADA@FortWorthTexas.gov](mailto:ADA@FortWorthTexas.gov) por lo menos 48 horas antes de la reunión para que se hagan los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar los servicios auxiliares necesarios.

#### **Executive Session.**

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Friday, August 10, 2018 at 5:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

City Secretary for the City of Fort Worth, Texas